



# Mecklenburg County

## USDC Report

Month Ended January 2004

USDC Form C-404: Report of privately-owned residential building or zoning permits issued.  
Mecklenburg County Land Use and Environmental Services  
P.O Box 31097 - Charlotte, N.C. 28231

Geographic Coverage Changed

\_\_\_\_ No \_\_\_\_ Yes

			Privately Owned			Publicly Owned		
			Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes</b>								
101	ONE FAMILY DETACHED		507	506	77,394,831			
102	ONE FAMILY ATTACHED/TOWNHOUSE(LAND SOLD W/UNIT)		81	81	7,646,698			
103	TWO FAMILY/DUPLEX		3	3	284,877			
104	3 & 4 FAMILY APTS (NO LAND SOLD W/UNIT)		1	4	383,602			
105	5 OR MORE FAMILY APTS (NO LAND SOLD WITH UNIT)		18	214	3,445,241	14	50	1,317,598
112	MOBILE HOME		5	5	26,850			
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes Total:</b>			<b>615</b>	<b>813</b>	<b>89,182,099</b>	<b>14</b>	<b>50</b>	<b>1,317,598</b>
<b>2. New Residential NonHousekeeping Buildings</b>								
213	HOTELS, MOTELS AND TOURIST CABINS (TRANSIENT ACC.)							
214	OTHER NONHOUSEKEEPING SHELTERS (LODGES/CLUBS/DORM)							
<b>2. New Residential NonHousekeeping Buildings Total:</b>								
<b>3. New NonResidential Buildings</b>								
318	AMUSEMENT AND RECREATIONAL BLDGS(THEATERS,RADIOTV)		4	4	50,700,861			
319	CHURCHES AND OTHER RELIGIOUS BLDGS		6	6	266,648			
320	INDUSTRIAL BLDGS (MANUFACTURING PLANTS, FAC. )		1	1	1,580,000			
321	PARKING GARAGES (OPEN TO THE PUBLIC)							
322	SERVICE STATIONS AND REPAIR GARAGES		1	1	548,500			
323	HOSPITALS/INSTITUTIONAL BLDGS (NURSING HOMES, ORP)		5	5	740,800			
324	OFFICE, BANK, PROF. MEDICAL OFFICES		18	18	111,720,435	1	1	1,480,300
325	PUBLIC WORKS/UTILITIES (POWER, SEWAGE PLANTS, WTR)							
326	SCHOOLS/OTHER EDUCATIONAL BLDGS (LIBRARIES, DORMS)		1	1	4,663,400	4	4	8,405,800
327	STORES/MERCANTILE BLDGS(RETAIL,RESTAURANT,BEAUTY)		12	12	6,783,766			
328	OTHER NONRESIDENTIAL BLDGS(JAILS,POST OFF, ANIMAL)		44	43	939,706	4	4	539,925
329	STRUCTURES OTHER THAN BLDGS(PIERS,POOLS,TANKS,ETC)		19	19	13,809,592	9	9	2,312,400
<b>3. New NonResidential Buildings Total:</b>			<b>111</b>	<b>110</b>	<b>191,753,708</b>	<b>18</b>	<b>18</b>	<b>12,738,425</b>
<b>4. Additions and Alterations</b>								
434	HOUSEKEEPING BLDGS(ADDITIONS,CHIMNEYS,CONV,LCD)		245	244	6,566,618			
437	ALL OTHER BLDGS/STRUCTURES(ADDITIONS,REMODELING)		181	182	18,522,696	6	6	1,040,600
438	RESIDENTIAL GARAGES/CARPORTS(ATTACHED OR DETACHED)		66	65	880,700			
<b>4. Additions and Alterations Total:</b>			<b>492</b>	<b>491</b>	<b>25,970,014</b>	<b>6</b>	<b>6</b>	<b>1,040,600</b>



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		Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
5. Conversions							
540	NONRESIDENTIAL/NONHOUSEKEEPING TO HOUSEKEEPING						
541	HOUSEKEEPING BLDGS TO NONRESIDENTIAL OR NONHSEKPG						
5. Conversions Total:							
6. Demolitions							
645	ONE FAMILY	22	22	57,200			
646	TWO FAMILY						
647	THREE AND FOUR FAMILY						
648	FIVE OR MORE FAMILY						
649	ALL OTHER BUILDINGS AND STRUCTURES	2	2	1,500			
6. Additions and Alterations Total:		24	24	58,700			

**7. Additional Information on Permits \$500,000 and above.**

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1322918	101	STEVENSON/16714 GREEN DOLPHIN LN 16714 GREEN DOLPHIN LN CORNELIUS, N.C.	STEVENSON BLDG CO INC TOM	PVT	1	539,000
B1323009	327	Southpark West Entry Site Utility RTAP 4400 SHARON RD CHARLOTTE, N.C.	THOMPSON COMPANY F N	PVT	1	2,000,000
B1323185	105	Cityview Towers F/F 425 W 5TH ST CHARLOTTE, N.C.	DUNN SOUTHEAST INC	PVT	145	1,305,500
B1323613	327	Panera Bread Matthews Exp 1904 MATTHEWS TOWNSHIP PKY MATTHEWS, N.C.	CONBOY & MANNION CONTRACTING	PVT	1	517,300
B1323838	101	ANDERES/2311 SANFORD LN 2311 SANFORD LN CHARLOTTE, N.C.	ANDERES CUSTOM HOMES INC	PVT	1	516,323
B1323940	322	Auto Bell Car Wash Huntersville 411 GILEAD RD HUNTERSVILLE, N.C.	LEVER BROS BUILDERS LLC	PVT	1	548,500
B1324030	437	Frontgate Exp 4400 SHARON RD CHARLOTTE, N.C.	PROVIDENCE CONTRACTORS LLC	PVT	1	540,000
B1324083	328	Assembly Tower Center 2716 FIREFIGHTER PL CHARLOTTE, N.C.	SIDBURY DAVID M	PUB	1	513,000
B1324088	324	Assembly Tower Center-C1 2720 FIREFIGHTER PL CHARLOTTE, N.C.	SIDBURY DAVID M	PUB	1	1,480,300
B1324841	327	Krispy Kreme Doughnuts- E. Indep. 9301 E INDEPENDENCE BLVD MATTHEWS, N.C.	TRIAD BUILDERS OF KING INC	PVT	1	711,000
B1325006	327	Shops @ 9401Statesville Rd 9401 STATESVILLE RD CHARLOTTE, N.C.	SPECTRUM BUILDING COMPANY INC	PVT	1	1,500,000

## 7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1325306	329	Morehead Medical Plaza-Parking Deck 1328 E MOREHEAD ST CHARLOTTE, N.C.	SHELCO INC	PVT	1	12,184,000
B1325825	437	Ross Dress For Less At Tyvola Mall-Clone2 5335 SOUTH BLVD CHARLOTTE, N.C.	U S BUILDERS L.P.	PVT	1	1,309,600
B1326059	437	Sugar Creek WWTP Pump Station 5301 CLOSEBURN RD CHARLOTTE, N.C.	PIZZAGALLI CONST CO	PVT	1	556,000
B1326060	437	UV Disinfection Systems @ Sugar Creek 4000 WESTMONT DR CHARLOTTE, N.C.	PIZZAGALLI CONST CO	PVT	1	7,006,100
B1326485	327	McDonalds Resturant On South 2625 SOUTH BLVD CHARLOTTE, N.C.	HUDSON CO OF TENNESSEE	PVT	1	602,000
B1326760	318	Arena Facade 333 E TRADE ST CHARLOTTE, N.C.	HUNT CONSTRUCTION GROUP INC	PVT	1	50,527,683
B1327534	326	Eastway M.S. 3333 BISCAYNE DR CHARLOTTE, N.C.	SORENSEN GROSS INC	PUB	1	1,299,000
B1327547	326	Eastway M.S.-C1 3333 BISCAYNE DR CHARLOTTE, N.C.	SORENSEN GROSS INC	PUB	1	2,463,500
B1327567	326	Eastway M.S.-C2 3333 BISCAYNE DR CHARLOTTE, N.C.	SORENSEN GROSS INC	PUB	1	3,683,300
B1327574	326	Eastway M.S.-C3 3333 BISCAYNE DR CHARLOTTE, N.C.	SORENSEN GROSS INC	PUB	1	960,000
B1328061	324	Pyramid Masonry Contractors 3401 SERVICE ST CHARLOTTE, N.C.	CONNER COMPANY FRANK H	PVT	1	525,000

**7. Additional Information on Permits \$500,000 and above.**

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1328427	324	Enovia Headquarters 10330 DAVID TAYLOR DR CHARLOTTE, N.C.	PALMER LAWRENCE	PVT	1	2,500,500
B1328482	327	Southpark West Entry Exterior Plaza Exp 4400 SHARON RD CHARLOTTE, N.C.	PINNIX INC	PVT	1	660,000
B1328629	324	County Courthouse Full Review 832 E 4TH ST CHARLOTTE, N.C.	THOMPSON COMPANY F N	PVT	1	106,133,500
B1329318	437	Arboretum OB Exp 7810 PROVIDENCE RD CHARLOTTE, N.C.	LEE MORGAN INC	PUB	1	703,000
B1329463	326	Covenant Day High Sch. 200 COVENANT CHURCH LN MATTHEWS, N.C.	RODGERS BLDRS, INC	PVT	1	4,663,400
B1329608	320	Geo E Fern/Budig Realty 2310 OLD STEELE CREEK RD CHARLOTTE, N.C.	HONDROS & ASSOC - S C	PVT	1	1,580,000
B1329948	324	AAC Real Estate Shell Exp 3607 WHITEHALL PARK DR CHARLOTTE, N.C.	TITAN CONSTRUCTION GROUP INC	PVT	1	625,000
B1329990	329	North Meck High Stadium 11201 OLD STATESVILLE RD HUNTERSVILLE, N.C.	BROWNE CONST T K	PUB	1	761,200
B1330175	329	Carrier Corporation - Plant Addition 9701 OLD STATESVILLE RD MECKLENBURG, N.C.	AME INC	PVT	1	975,000

**8. Name to Contact: Andrea Lambert    Title: Revenue Collection Supervisor    Phone: (704) 336-3821.**



# Charlotte Jurisdiction

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\_\_\_\_ No \_\_\_\_ Yes

			Privately Owned			Publicly Owned		
			Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes</b>								
101	ONE FAMILY DETACHED		228	227	32,206,405			
102	ONE FAMILY ATTACHED/TOWNHOUSE(LAND SOLD W/UNIT)		70	70	6,296,159			
103	TWO FAMILY/DUPLEX		2	2	133,010			
104	3 & 4 FAMILY APTS (NO LAND SOLD W/UNIT)		1	4	383,602			
105	5 OR MORE FAMILY APTS (NO LAND SOLD WITH UNIT)		18	214	3,445,241	14	50	1,317,598
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes Total:</b>			<b>319</b>	<b>517</b>	<b>42,464,417</b>	<b>14</b>	<b>50</b>	<b>1,317,598</b>
<b>2. New Residential NonHousekeeping Buildings</b>								
213	HOTELS, MOTELS AND TOURIST CABINS (TRANSIENT ACC.)							
214	OTHER NONHOUSEKEEPING SHELTERS (LODGES/CLUBS/DORM)							
<b>2. New Residential NonHousekeeping Buildings Total:</b>								
<b>3. New NonResidential Buildings</b>								
318	AMUSEMENT AND RECREATIONAL BLDGS(THEATERS,RADIOTV)		4	4	50,700,861			
319	CHURCHES AND OTHER RELIGIOUS BLDGS		1	1	188,448			
320	INDUSTRIAL BLDGS (MANUFACTURING PLANTS, FAC. )		1	1	1,580,000			
321	PARKING GARAGES (OPEN TO THE PUBLIC)							
322	SERVICE STATIONS AND REPAIR GARAGES							
323	HOSPITALS/INSTITUTIONAL BLDGS (NURSING HOMES, ORP)		5	5	740,800			
324	OFFICE, BANK, PROF. MEDICAL OFFICES		16	16	111,700,245	1	1	1,480,300
325	PUBLIC WORKS/UTILITIES (POWER, SEWAGE PLANTS, WTR)							
326	SCHOOLS/OTHER EDUCATIONAL BLDGS (LIBRARIES, DORMS)					4	4	8,405,800
327	STORES/MERCANTILE BLDGS(RETAIL,RESTAURANT,BEAUTY)		8	8	5,227,266			
328	OTHER NONRESIDENTIAL BLDGS(JAILS,POST OFF, ANIMAL)		26	26	533,345	4	4	539,925
329	STRUCTURES OTHER THAN BLDGS(PIERS,POOLS,TANKS,ETC)		5	5	12,273,150			
<b>3. New NonResidential Buildings Total:</b>			<b>66</b>	<b>66</b>	<b>182,944,115</b>	<b>9</b>	<b>9</b>	<b>10,426,025</b>
<b>4. Additions and Alterations</b>								
434	HOUSEKEEPING BLDGS(ADDITIONS,CHIMNEYS,CONV,LCD)		190	190	5,409,946			
437	ALL OTHER BLDGS/STRUCTURES(ADDITIONS,REMODELING)		152	153	16,918,557	6	6	1,040,600
438	RESIDENTIAL GARAGES/CARPORTS(ATTACHED OR DETACHED)		25	24	536,882			
<b>4. Additions and Alterations Total:</b>			<b>367</b>	<b>367</b>	<b>22,865,385</b>	<b>6</b>	<b>6</b>	<b>1,040,600</b>



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5. Conversions							
540	NONRESIDENTIAL/NONHOUSEKEEPING TO HOUSEKEEPING						
541	HOUSEKEEPING BLDGS TO NONRESIDENTIAL OR NONHSEKPG						
5. Conversions Total:							
6. Demolitions							
645	ONE FAMILY	16	16	40,500			
646	TWO FAMILY						
647	THREE AND FOUR FAMILY						
648	FIVE OR MORE FAMILY						
649	ALL OTHER BUILDINGS AND STRUCTURES	2	2	1,500			
6. Additions and Alterations Total:		18	18	42,000			

**7. Additional Information on Permits \$500,000 and above.**

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1323009	327	Southpark West Entry Site Utility RTAP 4400 SHARON RD CHARLOTTE, N.C.	THOMPSON COMPANY F N	PVT	1	2,000,000
B1323185	105	Cityview Towers F/F 425 W 5TH ST CHARLOTTE, N.C.	DUNN SOUTHEAST INC	PVT	145	1,305,500
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B1324088	324	Assembly Tower Center-C1 2720 FIREFIGHTER PL CHARLOTTE, N.C.	SIDBURY DAVID M	PUB	1	1,480,300
B1325006	327	Shops @ 9401Statesville Rd 9401 STATESVILLE RD CHARLOTTE, N.C.	SPECTRUM BUILDING COMPANY INC	PVT	1	1,500,000
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B1327547	326	Eastway M.S.-C1 3333 BISCAYNE DR CHARLOTTE, N.C.	SORENSEN GROSS INC	PUB	1	2,463,500
B1327567	326	Eastway M.S.-C2 3333 BISCAYNE DR CHARLOTTE, N.C.	SORENSEN GROSS INC	PUB	1	3,683,300
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B1329608	320	Geo E Fern/Budig Realty 2310 OLD STEELE CREEK RD CHARLOTTE, N.C.	HONDROS & ASSOC - S C	PVT	1	1,580,000

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